



PESTELL & Co
ESTABLISHED 1991

131a Hadham Road, Bishops Stortford, Herts.

GUIDE PRICE - £1,100,000

Located in one of the most sought after areas in town and at the end of a private drive is this superbly presented three bedroom, detached bungalow. Improved by the current owners, the property consists of both entrance porch and inner hallway, spacious living room with ample dining area, kitchen/breakfast room, study/family room, principle bedroom with en-suite bath/shower room, plus two further well proportioned bedrooms and a luxury shower room. Situated on a good sized, secluded plot, with fantastic garden space which surrounds the property which has been beautifully maintained and includes a large timber storage unit, plus a private gated driveway offering parking for numerous vehicles. All within walking distance of prestigious schooling, sports facilities, town and the train station.

Feature, hardwood front door into:

ENTRANCE PORCH:

Tiled flooring, circular double glazed, leadlight window, radiator, ceiling light point and door into:

LIVING/DINING ROOM - 26'3 x 19'3 (8.00m x 5.88m) max

A spacious and well proportioned room wonderfully lit by four double glazed, leadlight windows to two aspects. Walnut flooring, a beautiful open fireplace with cast iron wood burner and marble surround, three radiators and inset down lighters.

INNER HALLWAY:

Walnut flooring, door to airing cupboard, radiator and ceiling light point. Doors to bedrooms and shower room.



KITCHEN/BREAKFAST ROOM - 17'7 x 11'6 (5.35m x 3.51m)

Tiled flooring throughout, an extensive range of eye and base level units with granite effect work surfaces and double sink and drainer unit. Built in double oven, five ring gas hob with extraction over, integral dishwasher and fridge/freezer. Double glazed, leadlight door and window to rear, radiator, splash back tiles, under lighting and ceiling light point.

Large cupboard used as a utility area - with washing machine, tumble dryer, light and power.

STUDY/FAMILY ROOM - 13'10 x 11'4 (4.22m x 3.26m)

Walnut flooring, double glazed leadlight window to side, a bank of built in units, radiator and ceiling light point.



BEDROOM 1 - 17'8 x 16'5 (5.38m x 5.00m)

An impressive room, carpeted, two double glazed, leadlight windows, one being a bay window, an extensive range of fitted wardrobes and units to three walls, two radiators, ceiling light point. Door into:

EN-SUITE BATH/SHOWER ROOM:

Wood effect vinyl flooring and half tiled walls, spa bath and double shower cubicle with power shower, low level w.c., wash hand basin. Two double glazed, leadlight windows, radiator, extraction and ceiling light point.

BEDROOM 2 - 13'7 x 11'10 (4.15m x 3.61m)

Carpeted, double glazed, leadlight window to front, radiator, loft access (ladder, boarded, boiler) and ceiling light point.

BEDROOM 3 - 11'6 x 8'2 (3.51m x 2.49m)

Carpeted, double glazed, leadlight opaque window to rear, radiator, wall light and ceiling light point.

FAMILY SHOWER ROOM:

Wood effect vinyl flooring and half tiled walls, low level w.c., pedestal wash hand basin, double shower cubicle with power shower, double glazed, leadlight, opaque window to rear, heated towel rail and inset down lighters.

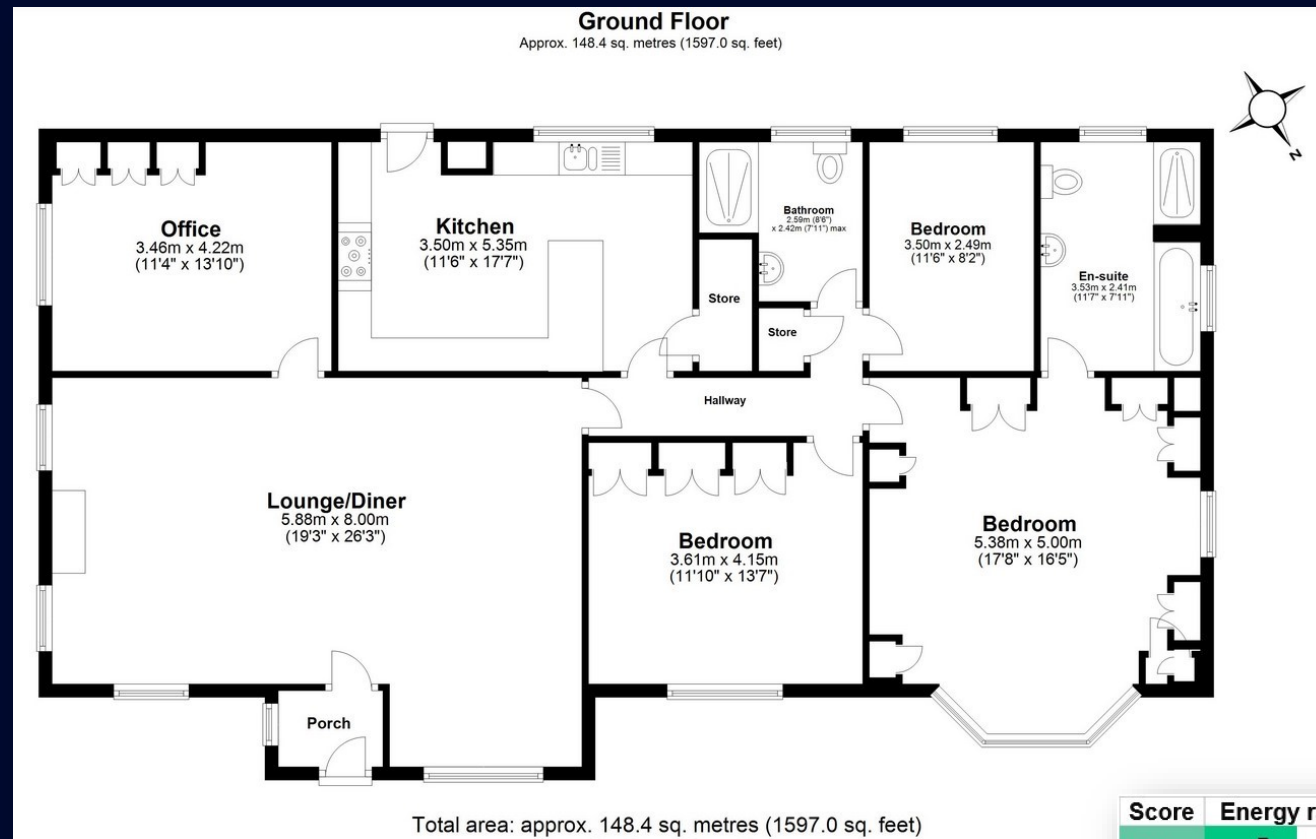


OUTSIDE:

One of the best features of the property is undoubtedly its private garden grounds. Situated on a generously sized plot which surrounds the property and is enclosed by brick walls, fencing and mature hedges. The remainder is mainly laid to lawn but includes a number of established beds and borders as well as mature shrubs and plants. The garden also offers attractive paved and decked spaces for entertaining and timber storage unit (light and power) plus pathway around the house, lighting and outside tap.

The property is approached from a long driveway set back from Hadham Road and leads to the large, gated parking area which offers space for approximately ten vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

131a Hadham Road, Bishops Stortford, Herts, CM23 2QD

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX

Band F

**Instruction by**

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AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.